

Ref: A3

TO LET

1st & 2nd Floor Offices



**236-238 High Road
Loughton, Essex
IG10 1RB**

LOCATION:

The property is situated fronting High Road Loughton near the junction of The Drive and Brooklyn Avenue. The High Road joins in one direction up to Loughton's main busy High Street and Loughton's Central Line underground station and the property is also serviced by several bus routes. If you continue along the High Road in the same direction joins up to Buckhurst Hill and Woodford Green and in the alternate direction, the High Road joins up to Wake Arms roundabout, providing access to the M25 and Epping.



DESCRIPTION:

The property comprises of 1st and 2nd floor offices that are accessed from the High Road (with a rear access too) with a first floor GIA of 867 sq ft (80.63 sqm) and 2nd floor with a GIA of 860 sq ft (79.91 sqm) which can be let separately or together, total floor area of 1,727 sqft, 160.44 sqm. The properties benefit from four parking spaces per floor (block parked), air conditioning, gas central heating, kitchen, W.C., computer trunking, strip lighting and the property is offered to let upon a new full repairing and insuring lease, terms of which are to be agreed.

N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **1ST AND 2ND FLOOR OFFICES**
- **CAN BE LET SEPARATELY OR TOGETHER**
- **TOTAL FLOOR AREA OF 1,727 SQFT, 160.44 SQM**
- **FOUR PARKING SPACES PER FLOOR (BLOCK PARKED)**
- **AIR CONDITIONING**
- **GAS CENTRAL HEATING**
- **KITCHEN**
- **W.C.**

TERMS: The property is offered to let upon a new full repairing and insuring lease, terms of which are to be agreed, either floor by floor or for the whole property.



RENT: £22,500 p.a.x. per floor

SERVICE CHARGE: £3,000 p.a per floor

RATES PAYABLE: Approximately £11,500 per floor

EPC RATING: TBC

REFERENCES: Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: TBC

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Via Sole Agents only.

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.